



9 The Hollies | Crumlin | Newport | NP11 3LR

NO CHAIN * GREATLY EXTENDED HOME * MULTIPLE LIVING SPACES * STUNNING OPEN PLAN KITCHEN AND LIVING ROOM * MASTER ENSUITE AND WALK-IN WARDROBE * SUMMER HOUSE * PRIVATE CUL-DE-SAC. Is it space you're after? Looking over further than this executive home extended and improved to a beautiful standard in recent years.

£525,000

- ENTRANCE HALL
- STUNNING KITCHEN
- OPEN PLAN LIVING/KITCHEN AREA
- 5 BEDROOMS
- MASTER EN-SUITE



Property Description

PORCH

8' 11" x 3' 8" (2.74m x 1.12m) Grand double door entrance.

HALL

9' 6" x 6' 2" (2.90m x 1.88m) Welcoming entrance hall with natural wood finishes and under stairs storage fitted.

WC

5' 6" x 2' 11" (1.68m x 0.90m) Fitted with WC and wash basin

STUDY

11' 5" x 7' 11" (3.48m x 2.42m) Great space for a formal office space or maybe playroom!

LOUNGE

16' 1" x 12' 6" (4.92m x 3.82m) Generously sized lounger with split faced brick feature wall.

KITCHEN

14' 11" x 8' 4" (4.56m x 2.55m) Fitted with modern handleless units. Fully integrated with appliances; fridge/freezer, oven, hob, microwave, washing machine and dishwasher. Open plan with lounge/diner to create a truly open plan living space.

LOUNGE/DINER

23' 10" x 10' 2" (7.28m x 3.12m) Stylish open plan space off the kitchen area with a feature media wall and dining space for 6 seater table.

CONSERVATORY

15' 1" x 10' 6" (4.62m x 3.22m) Additional sitting room looking over the garden.

BEDROOM ONE

12' 0" x 11' 10" (3.68m x 3.61m) Large double bedroom.

ENSUITE

7' 0" x 5' 10" (2.15m x 1.78m) Fitted with bath tub, shower over with WC & wash basin.

WALK-IN WARDROBE

10' 6" x 6' 2" (3.22m x 1.88m) Great dressing space with plenty of fitted wardrobes

BEDROOM TWO

11' 4" x 8' 7" (3.47m x 2.62m) Generous second double bedroom with fitted double wardrobe

BEDROOM THREE

8' 7" x 7' 4" (2.62m x 2.25m) Double bedroom with Fitted double wardrobe

BEDROOM FOUR

11' 2" x 8' 3" (3.42m x 2.52m) Potential double bedroom

BEDROOM FIVE

7' 11" x 7' 9" (2.42m x 2.38m) Comfortable, single bedroom

BATHROOM

7' 10" x 6' 1" (2.40m x 1.86m) Fitted with Bath tub, walk-in shower, WC & wash basin.

TO THE FRONT

Set in a private cul-de-sac position of only a few Homes. Generous frontage with lawn and parking for upto three vehicles which could easily be extended

services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property, All sizes are approximate.

INDEPENDENT MORTGAGE SERVICE AVAILABLE.

Your home is at risk of being repossessed if you do not keep up repayments on your mortgage.

TO THE REAR

Good garden space for the age of the property. Timber framed Summer house built to a brilliant standard with covered seating area and indoor space. Patio and lawn areas.

In accordance with the 1993 Misrepresentation Act the agent has not tested any apparatus, equipment, fixtures, fittings or





Tenure

Freehold

Council Tax Band

Viewing Arrangements

Strictly by appointment

Contact Details

22 Penalta Road

Ystrad Mynach

Hengoed

Mid Glamorgan

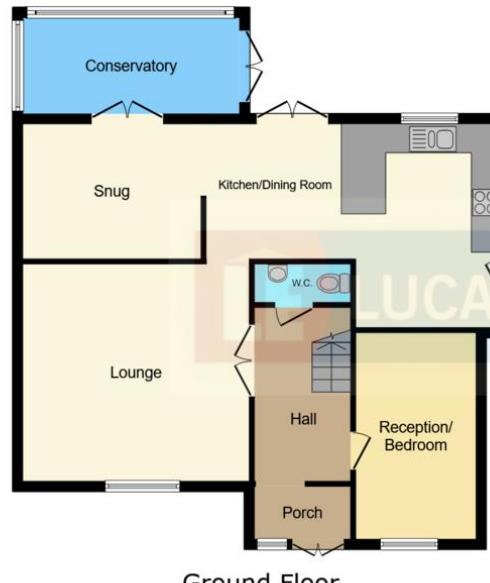
CF82 7AP

www.lucasestates.net

info@lucasestates.net

01443 862862

9 The Hollies, Croespenmaen, Casnewydd, NP11 3LR



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

LE LUCAS | ESTATES

%epcGraph_c_1_349%

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements